

**BLUAC Steering Committee
January 26, 2006 Minutes**

In attendance: Shelley Gonzales, Jane Lievo, Buz Meyer, Dale McMurren, David Coverdell, Liz Coutts, Gil Coutts, Paul Guerrant, Wayne Sand, Gary Ridderhoff, George Darrow, Julie Spencer, Rick Trembath, Jim Eddington, Clarice Ryan, John Bourquin, Don Loranger, Elna Darrow, Craig D. Wagner, Pat Wagner, Leslie Budewitz, Gwen Sutherland, Sally Janover, Ronald C. Easton, Doug Averill, Doris Gorsuch, Al Johnson, Denise Lang, Sue Hanson, Brett Thuma.

Chairman Loranger called the meeting to order at 12:00 PM

Minutes of the January 19, 2006 meeting were approved as mailed.

Treasurer, Shelley Gonzales reported approximately \$1,000 available funds. This includes \$500 in donations in the last week. A reserve is held \$1,500 to cover costs for Ken Weaver, leaving \$799.55 in funds available. We anticipate imminent expenses for maps, binders, printing costs and publication of the final Bigfork Land Use Growth Plan document. Members are urged to open their checkbooks to help bolster the dwindling funds. Checks of any amount should be made out to the Community Foundation for a Better Bigfork (CFBB) with a notation on the check "Steering Committee".

OLD BUSINESS:

Committee Reports

Planning Sub-Committees:

Shelley Gonzales reported Downtown/Commercial committee is making good progress. The next meeting will be February 7, 2006. The Land Use committee will meet at 1:00 PM today. The Natural Resource committee has conferred and committee members have each accepted assignments for study. Housing committee will meet with Jane Leivo. The Social Services committee has not yet met.

There was discussion regarding the timeliness of the completion of the growth plan. Don Loranger suggested the best way to influence Flathead County planning efforts is to have our plan ready before the County plan is complete. The County timeline is to have the draft growth policy completed by June 1, 2006. The Bigfork plan will need to be more than a draft by June 1, 2006. The committee was reminded that this is a continuing effort of the original Steering Committee established in 1990 for the purpose of establishing a Bigfork zoning district.

Government Committee:

John Bourquin reported the committee is growing. Rick Trembath joined the committee today to discuss impact of incorporation on Fire and Emergency services. It was his opinion that services would not change significantly within the hypothetical boundaries. There are choices as to contracting with the Bigfork Fire and Emergency

district or incorporating the District within the boundaries and contracting with the outlying areas of the zoning district for services.

John reported that the committee is still studying the pros and cons of incorporation, a subject that seems to generate a lot of energy. The committee will continue to define "pros and cons" in the next two weeks

Once budget figures are in, the committee can present a bullet point of pros and cons. The ballpark estimate of increase in property taxes is 67%. The committee is still exploring the possibility of a resort tax to offset some of the increase in property tax. Ken Weaver suggested an estimated income from a resort tax to be in the area of \$150,000.

John commented that the more you get into the subject of incorporation the more questions arise. Gwen Southerland and Sally Janover have joined the committee and both live within the hypothetical incorporation boundaries.

Ken Weaver will be scheduled to give a presentation on cost estimates at the Steering Committee meeting February 16, 2006 at noon. The Government committee will meet again next week at 11:00 AM.

Elna Darrow suggested that it be made known somehow that some property owners within the hypothetical boundaries may not be eligible to vote on incorporation.

Expanding BLUAC borders:

Warren Gardner is having some health problems and was unable to attend today. Wayne Sand and Sarita McKnight will continue with the effort.

Community Interaction Committee:

Doug Averill reported the committee has met and determined it was important to branch out from our regular noon meetings. They suggest monthly community meetings (5 or 6 during this process) consisting of a social hour at neutral meeting places with wine (and hopefully beer). There would be three topics of discussion for each of the social meetings. Individuals would be encouraged to fill out 3 X 5 cards with suggestions for solutions. The program would include an update on progress.

Denise Lang added that the meeting subjects would follow topics covered in the survey and the comments would be compiled and available at the next meeting. Those comments would also be available to be incorporated into the final Bigfork growth plan. Members of BLUAC, Flathead County Planning Office and the Commissioners would be invited to each meeting.

Rick Trembath suggested that at each meeting a short history of Bigfork and the origin of the Bigfork Land Use Plan be given.

Al Johnson added that It was important to keep it simple and informal.

The committee will compile a draft letter to be printed in the local newspapers to advance the idea and present the letter at the next meeting.

NEW BUSINESS:

No new business was presented

Clarice Ryan announced that two positions will be filled at the meeting this afternoon of BLUAC. She has seven applicants for the positions and will accept applications from the floor.

The position terms are through May 31, 2006. Elections will be held in may for three positions on BLUAC. There are two positions for three-year terms and one position for a one-year term. Deadline for filing petitions for the election is March 23, 2006.

Meeting was adjourned at 12:55 PM

Sue Hanson
Secretary